

PLANNING AND ZONING COMMISSION RECORD OF ACTION FEBRUARY 7, 2013

phone 614.410.4600 fax 614.410.4747 www.dublinohlousa.gov

The Planning and Zoning Commission took the following action at this meeting:

MOTION:

To accept the documents into the record as presented.

VOTE:

7 - 0.

RESULT:

The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Kramb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

STAFF CERTIFICATION

Claud a Wel

Claudia D. Husak, AICP



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PLANNING AND ZONING COMMISSION RECORD OF ACTION FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION:

To approve the January 3, 2013 Meeting Minutes as presented.

VOTE:

7 - 0.

RESULT:

The January 3, 2013 Meeting Minutes were approved as presented.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Kramb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

STAFF CERTIFICATION

Claudia @ Awal

Claudia D. Husak, AICP



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PLANNING AND ZONING COMMISSION RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To reschedule the second meeting of March from March 14, 2013 to March 13, 2013 due to a conflict with the State of the City Address.

VOTE:

7 - 0.

RESULT:

The second meeting of March will be held on March 13, 2013 as adopted.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Kramb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

STAFF CERTIFICATION

Clandia D Awe

Claudia D. Husak, AICP



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

1. Tuttle I-270 PUD - Nationwide 13-001AFDP

5525 Parkcenter Circle Amended Final Development Plan

Proposal:

Replacement an existing ground sign located along Parkcenter Circle for

the Nationwide office building within the Tuttle I-270 Planned Unit

Development District.

Request:

Review and approval of an amended final development plan under the

provisions of Zoning Code Section 153.050.

Applicant:

DP Parkcenter Circle LLC, represented by Stanley Young III.

Planning Contact: Contact Information: Jennifer M. Rauch, AICP, Planner II. (614) 410-4690, jrauch@dublin.oh.us

MOTION#1: To approve this Minor Text Modification allowing the secondary image size to be 45 square feet for a sign along Parkcenter Circle within Subarea A of the Tuttle I-270 PCD for the tenant occupying 5525 Parkcenter Circle at the time of the approval of this application because the proposed sign is designed with creativity and high quality materials and fabrication.

VOTE:

7 – 0.

RESULT:

This Minor Text Modification was approved.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Kramb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

^{*} Stanley Young III agreed to the modification.



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The Planning and Zoning Commission took the following action at this meeting:

1. Tuttle I-270 PUD - Nationwide 13-001AFDP

5525 Parkcenter Circle Amended Final Development Plan

Proposal:

Replacement an existing ground sign located along Parkcenter Circle for

the Nationwide office building within the Tuttle I-270 Planned Unit

Development District.

Request:

Review and approval of an amended final development plan under the

provisions of Zoning Code Section 153.050.

Applicant:

DP Parkcenter Circle LLC, represented by Stanley Young III.

Planning Contact: Contact Information: Jennifer M. Rauch, AICP, Planner II. (614) 410-4690, jrauch@dublin.oh.us

MOTION#2: To approve this Amended Final Development Plan application because it complies with Code, as modified the applicable review criteria and the existing development in the area, with one condition:

1) That any future sign modifications require approval by the Planning and Zoning Commission.

VOTE:

7 - 0.

RESULT:

This Amended Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Kramb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

STAFF CERTIFICATION

Jennifer M. Rauch, AICP

^{*}Stanley Young III agreed to the above condition.

City of Dublin Land Use and Long Range Planning 5800 Shier Rings Road Dublin, Ohio 43016-1236 phone 614.410.4600

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

2. Lowell Trace – Section 2 –6432 & 6444 Phoenix Park Dr. Lots 62, 63, and 64
12-088AFDP/FP 6432 and 6444 Phoenix Park Drive
Amended Final Development Plan/Final Plat 6455 Newgrange Drive

Proposal: Modification to

Modification to an approved development text to revise the No-Build-

Zone requirements for three developed single family lots and to revise the final plat accordingly. The 1.09-acre site is located north of Phoenix Park Drive and west of Newgrange Drive, west of the intersection with

Tullymore Drive.

Request:

Review and approval of amended final development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a revised final plat under

the provisions of the Subdivision Regulations.

Applicant:

Christopher Cline, Blaugrund, Herbert & Martin.

Planning Contact:

Claudia D. Husak, AICP, Planner II.

Contact Information:

(614) 410-4675, chusak@dublin.oh.us

MOTION#1: To approved this Minor Text Modification to modify the Lowell Trace Development Text Exhibit "D: to read: "The required No Build Zone for Lots 62, 63, and 64 is that which is approved on the revised final plat."

VOTE:

7 - 0.

RESULT:

This Minor Text Modification was approved.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Kramb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

^{*}Christopher Cline agreed to the above conditions.

City of Dublin Land Use and Long Range Planning 5800 Shier Rings Road Dublin, Ohio 43016-1236

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

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The Planning and Zoning Commission took the following action at this meeting:

Lowell Trace - Section 2 -6432 & 6444 Phoenix Park Dr. 2. Lots 62, 63, and 64 12-088AFDP/FP 6432 and 6444 Phoenix Park Drive **Amended Final Development Plan/Final Plat** 6455 Newgrange Drive

Proposal: Modification to an approved development text to revise the No-Build-

> Zone requirements for three developed single family lots and to revise the final plat accordingly. The 1.09-acre site is located north of Phoenix Park Drive and west of Newgrange Drive, west of the intersection with

Tullymore Drive.

Review and approval of amended final development plan under the Request:

> provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a revised final plat under

the provisions of the Subdivision Regulations.

Applicant:

Christopher Cline, Blaugrund, Herbert & Martin.

Planning Contact:

Claudia D. Husak, AICP, Planner II.

(614) 410-4675, chusak@dublin.oh.us Contact Information:

MOTION#2: To approve this Amended Final Development Plan application because it complies with the proposed development text, as modified, and the applicable review criteria.

*Christopher Cline agreed to the above conditions.

VOTE:

7 - 0.

RESULT:

This Amended Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes Yes Richard Taylor Yes Warren Fishman Yes **Amy Kramb** Yes John Hardt Yes Joseph Budde Yes Victoria Newell Yes

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The Planning and Zoning Commission took the following action at this meeting:

2. Lowell Trace – Section 2 –6432 & 6444 Phoenix Park Dr. Lots 62, 63, and 64
12-088AFDP/FP 6432 and 6444 Phoenix Park Drive
Amended Final Development Plan/Final Plat 6455 Newgrange Drive

Proposal:

Modification to an approved development text to revise the No-Build-Zone requirements for three developed single family lots and to revise the final plat accordingly. The 1.09-acre site is located north of Phoenix Park Drive and west of Newgrange Drive, west of the intersection with

Tullymore Drive.

Request:

Review and approval of amended final development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a revised final plat under the provisions of the *Subdivision Regulations*.

Applicant:

Christopher Cline, Blaugrund, Herbert & Martin.

Planning Contact: Contact Information: Claudia D. Husak, AICP, Planner II. (614) 410-4675, chusak@dublin.oh.us

MOTION#3: To approve this Revised Final Plat application because it complies with the applicable review criteria.

*Christopher Cline agreed to the above conditions.

VOTE:

7 - 0.

RESULT:

This Revised Final Plat application was approved.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Kramb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

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The Planning and Zoning Commission took the following action at this meeting:

3. Celtic Crossing 12-082 Z/PDP/PP

Hyland-Croy Road Rezoning with Preliminary Development Plan Preliminary Plat

Proposal:

A new residential subdivision with 44 single family lots on 28 acres on the west side of Hyland-Croy road, north of the intersection with Brand

Road.

Request:

Review and recommendation to City Council of a rezoning with preliminary development plan for a new planned unit development district under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a preliminary plat under the provisions of the *Subdivision Regulations*.

Applicant:

Kevin McCauley, Stavroff Interests Ltd., represented by Ben Hale, Smith

and Hale, LLC.

Planning Contact:

Justin Goodwin, AICP, Planner II.

Contact Information:

(614) 410-4677, jgoodwin@dublin.oh.us

MOTION#1: To recommend approval to City Council for this Rezoning with Preliminary Development Plan application because the proposal is consistent with the Community Plan recommendations for this site and the applicable review criteria for a Planned Development, with eight conditions:

- 1) That additional landscape buffering be provided on the portion of Lot 24 within the Mitchell-Dewitt scenic setback, provided that it does not interfere with stormwater drainage in this location;
- 2) That the development text be revised so as not to prohibit homeowner maintenance of lawn areas within the tree preservation zone;
- 3) That the applicant construct a left-turn lane with a pedestrian crossing on Hyland-Croy Road, prior to Conditional Acceptance of the subdivision improvement, to the satisfaction of the City Engineer;
- 4) That gaps in the existing tree row along the rear of Lots 1 and 2 be augmented with additional trees/and or other landscape materials as part of the final development plan;
- 5) That existing trees and other vegetation be removed with the construction of the Celtic Crossing Drive/Mitchell-Dewitt intersection as indicated on the Intersection Sight Distance exhibit;
- 6) That the applicant continue to work with the Metropolitan Park District to seek approval of an additional path connection along Mitchell-Dewitt Road for inclusion in the final development plan;
- 7) That technical inconsistencies and omissions in the lot diversity matrix be revised prior to Council review; and
- 8) That the applicant provide verification of formal agreements with the Metropolitan Park District and the Dublin City School District regarding the timing, construction and maintenance responsibilities for all off-site multi-use path and stormwater swale improvements prior to approval of the final development plan.

*Ben Hale Jr. agreed to the above conditions.

VOTE:

7 – 0.

RESULT:

This Rezoning with Preliminary Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Kramb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

Page 1 of 2

City of Dublin Land Use and Long Range Planning 5800 Shier Rings Road Dublin, Ohio 43016-1236

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The Planning and Zoning Commission took the following action at this meeting:

3. Celtic Crossing 12-082 Z/PDP/PP

Hyland-Croy Road Rezoning with Preliminary Development Plan Preliminary Plat

Proposal:

A new residential subdivision with 44 single family lots on 28 acres on

the west side of Hyland-Croy road, north of the intersection with Brand

Road.

Request:

Review and recommendation to City Council of a rezoning with preliminary development plan for a new planned unit development district under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a preliminary plat under the provisions of the *Subdivision Regulations*.

Applicant:

Kevin McCauley, Stavroff Interests Ltd., represented by Ben Hale, Smith

and Hale, LLC.

Planning Contact:

Justin Goodwin, AICP, Planner II.

Contact Information:

(614) 410-4677, jgoodwin@dublin.oh.us

MOTION #2: To recommend approval to City Council for this Preliminary Plat application because it complies with the applicable review criteria and the existing and anticipated development standards, with one condition:

 That the preliminary plat be revised to identify the Macha Court cul-de-sac island and the Celtic Crossing Drive 'eyebrow' loop island as platted reserves prior to submission for City Council review.

VOTE:

7 - 0.

RESULT:

This Preliminary Plat application was approved.

RECORDED VOTES:

Chris Amorose Groomes Yes
Richard Taylor Yes
Warren Fishman Yes
Amy Kramb Yes
John Hardt Yes
Joseph Budde Yes
Victoria Newell Yes

STAFE CERTIFICATION

Justin Goodwin, AICP

^{*}Ben Hale Jr. agreed to the above condition.